



East of   
ESTATE AGENTS

25 Wessex Close  
Topsham OIEO £550,000

# 25 Wessex Close

Topsham OIEO £550,000

This is a deceptively spacious semi-detached Topsham property, offering south west facing river views and a truly superb garden. On the ground floor is a good sized reception hall with doors that lead to all ground floor rooms, an impressive open plan lounge diner along with a separate kitchen/breakfast room, whilst to the first floor are three large double bedrooms and family bathroom. To the front of the property there is a garage which can also be accessed from the garden and off road parking. To the rear is a magnificent South-West facing mature level garden which has been lovingly tendered to over the years.

Spacious Semi-Detached | Three Bedrooms

| Large Lounge/Diner | Kitchen/Breakfast Room

| Cloakroom | Beautiful South-West Facing Garden

| Garage & Off-Road Parking | River views

## LOCATION

Wessex Close is a lovely quiet cul-de-sac located on the western fringes of Topsham close to Retreat Boatyard providing an ideal location for the much sought after town of Topsham and for local transport links out of the city. Properties in this intimate development of houses, which include a mixture of semi-detached 1970's built houses and large imposing detached houses; rarely come to market. Topsham is a highly regarded estuary town well known for its waterfront lifestyle with a superb array of cafes, pubs and restaurants. A superb choice of locally run grocery shops, pet supplies and pharmacy as well as an eclectic mix of independent shops. There is a doctors surgery, dentists, a local primary school and the highly regarded Nancy Potter house offering a wide range of services including post office and laundrette.

## ENTRANCE HALL

Entering into the property you are greeted by a light and spacious entrance hall with open stairs up to the first floor and doors off to the reception rooms.

## CLOAKROOM

Just in off the front door is the cloakroom fitted with W.C and matching hand basin, and to its side is a coat cupboard.



### LOUNGE/DINER

Across the hall is a lounge diner forming an 'L' shape. An electric fire sits upon a black hearth with a white ornate mantle piece over the top. Double aspect windows to both front and back lets light flood into the room along with a set of French doors that open out onto the rear garden.

### KITCHEN / BREAKFAST ROOM

The lovely kitchen has been fitted with a range of quality wooden wall and base units topped with a dark granite effect worktop with inset sink and hob and finished with beautiful mosaic wall tiles. The recently added breakfast room has created a beautiful picture window from which to take in the garden.

### FAMILY BATHROOM & TOILET

First off the landing, the family bathroom has been fitted with both a bath and a shower cubicle along with wash basin. The wall have been finished with floor to ceiling grey tile with a tiled dado rail. By the side is a separate toilet which again has been finished with white wall tiles.

### BEDROOM THREE

Next along is bedroom three which like all the bedrooms here have a South-West aspect with views out to the rear garden and as far as Halden Hill. Bedroom three will easily accommodate a double bed.

### BEDROOM TWO

A lovely spacious and light room which naturally enjoys the afternoon sun and far reaching views.

### BEDROOM ONE

Again a beautiful light and spacious room with double aspect windows to the front over the rear garden and far reaching views and also has two large built-in wardrobes with sliding mirrored doors.

### GARAGE

The garage to the side of the property has been fitted with both power and lighting and the rear corner forms a garden store.

### REAR GARDEN

The magnificent South-West facing rear garden is an absolute joy with a lovely selection of mature bushes filling the borders all set against a beautiful display of azaleas and a magnificent copper beach. Along the property is a paved patio from which to sit and admire the garden and a path runs down through the lawn to further secluded seating areas and the garden shed.





Garage Floor Plan  
20'0" x 9'0" (6.09m x 2.74m) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix 02023



EAST DEVON OFFICE  
 Tel: 01392 877240  
 61 Fore Street Topsham  
 Exeter EX3 0HL

EXETER OFFICE  
 Tel: 01392 345070  
 18 Southernhay West  
 Exeter EX1 1PJ

[www.eastofex.co.uk](http://www.eastofex.co.uk)  
[enquiries@eastofex.co.uk](mailto:enquiries@eastofex.co.uk)

East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.